Ashley

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From: Chris Tuffin [mailto ███████████████]
Sent: 22 July 2017 11:31
To: Planning.policy
Subject: Local Plan Section 2 (SA)

TDC Planning Officer
TDC Offices
Thorpe Road
Weeley
CO16 9AJ

I the undersigned do hereby object to the proposed building of 280 homes ref: Policy SAMU5, Development South of Thorpe Road, Weeley, for the following planning reasons:

Any such proposals must accord to the written document Local Plan Draft Publication. Several of the policy references below are either in direct contravention of the policy references or would be a negative aspect if adopted. (Ref: Section 2 Local Plan (SA)).

(a) Homes of mixed size/affordable housing – is a negative aspect and detrimental to the Local Plan. I am at a loss to understand the need for more housing in the area where the unemployment rate is over 50% in the area of Clacton-on-Sea. This area of land is home to wildlife, which need open spaces to survive. The current network of footpaths provides pleasant walking routes which will soon be merely walkways through a housing estate (PPL3).

(b) 1 hectare of employment land – a negative aspect and not viable would also contravene local plan policies stating that such developments shall not be detrimental or hazardous to local road usage. There is a chronic volume of traffic already passing through the village from Thorpe-le-soken, Kirby, Frinton and Walton-on-the-Naze and not just during the 'rush hour'. Since the increasing build-up of traffic in the last 2 years on the A133, motorists are also choosing to travel via Weeley heath from Clacton-on-Sea (thus approaching the roundabout with right of way). Trains stop at Weeley only once an hour and it is unlikely that rail travel providers will improve this service where funding is already earmarked for ongoing projects (Crossrail, etc.). The car park at Weeley station is now non-existent in any case.

(c) Proposal of a new primary school – this will impact on secondary schools and I understand that there is no proposal for expansion in local secondary schools due to local authority financial constraints.

(d) Site entry proposed to be onto Thorpe Road and, as mentioned above (b), is already frequently congested. Further traffic would increase pollution levels due to vehicles idling to join the main road traffic which is hazardous and hence a negative aspect. (Contravenes Healthy Places Policy).

(e) The proposal of a cycle/pedestrian bridge across the railway line is not likely to go ahead as I understand the landowner on the far side of the line is not willing to give permission for this to be built. Hence the footpath to St Andrew's church will be lost. Please refer to PPL3 (e).

(f) Current drainage issues have proven to have a negative impact where clay-based soil is not easily drainable and I believe that there are currently issues with nearby developments. The field directly behind my home is frequently water-logged in the autumn/winter months. Further building in this area would exacerbate this. (PPL1)

(g) The NHS has already stated they are unable to fund any new initiatives for the foreseeable future. Please consider that Colchester Hospital has the only A&E in the area. This hospital is frequently in the news due to adverse Care Quality Commission reports and staff shortages, and is struggling to cope with demand. Furthermore the idea of providing a new GP surgery is merely a pipe dream: there is already a shortage of GP's nationwide, please do not imagine that providing a building will result in a miraculous influx of suitably qualified doctors. (HP1 a, b, f)

Signed ......C Tuffin..................................... Mrs Christine Tuffin
54 Second Avenue, Weeley, Clacton-on-Sea CO16 9HX

20 July 2017